

# WEST HAZLETON

# DEMOGRAPHICS

## PROPERTY DETAILS:

- ❑ PINs: S700A016-26; p/o S700A048-26 (Hazle Twp.) T700B004-63 & T700A003-63 (W. Hazleton)
- ❑ Zoned B-2 (General Commercial);
- ❑ B-P (Business Park); B-1 (Local Business/ Residential)
- ❑ 2023 Taxes TBD Upon Subdivision
- ❑ 25,010 AADT on SR 93 (PennDOT TIRe 2021)

## AREA PROFILE

- ❑ Minutes From I-81 & I-80, 2 Hours to Philadelphia and 2.5 Hours to New York
- ❑ Industrial, Commercial, Hospitality and Retail Sector of Hazleton Area
- ❑ SR 93 is the Main Throughfare Accessing Routes 309, Airport Beltway, and Rt 924
- ❑ Growing Population Explosion, Hazleton Area School District, Hazleton Airport
- ❑ Penn State Hazleton, Johnson College Hazleton and Lackawanna College Hazleton

83+/- acre development site along SR 93 comprised of 4 parcels with various zoning and frontages. Great positioned acreage for development in a high traffic, well populated commercial and residential mix area. Nearby is Valmont Industrial Park, Hazle Township Community Park, Hazleton Airport, and major retail of TJ Maxx, Hobby Lobby, Walmart, Boscov's, Lowes, Weis Market, Aldi's, McDonalds, Taco Bell, Panera Bread, Chipotle, Starbuck, Applebee's, Advanced Auto Parts and more. The acreage is wooded with rolling terrain and Black Creek across the upper parcels at the signalized intersection of Deer Run Road and SR 93. There is a right of way of Hazleton School District that runs between the upper parcels in Hazle Township and the lower parcels in West Hazleton Borough are zoned B-P, B-2 & B-1 which includes residential development. This is the last large tract of land along SR 93 offering many opportunities for development with an abundance of natural landscape that is prominently positioned. There is an additional 6.00+/- acre site available along SR 93 in close proximity to this location! Purchase both!!

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

	1 MILE	5 MILES	7 MILES
<b>Population</b>	3,509	56,834	71,992
<b>Households</b>	1,337	21,787	28,281
<b>Median Age</b>	43.7	42.7	43.5
<b>Median Household Income</b>	\$53,827	\$51,982	\$54,823
<b>Average Household Income</b>	\$73,508	\$70,756	\$74,589
<b>Per Capita Income</b>	\$27,687	\$27,146	\$29,229

**FOR SALE**

# \$2,000,000

**83+/- ACRES**

**MOTIVATED SELLER!  
OPEN TO OFFERS**

**ROUTE 93  
WEST HAZLETON, PA**

**LAND**

LATITUDE: 40.971000  
LONGITUDE: -76.009273



**LOCATED OFF I-81 EXIT 145. TAKE PA-93 SOUTH.**

**570.823.1100**  
mericle.com



East Mountain Corporate Center  
100 Baltimore Drive  
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*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*



**For Information Contact:**

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Walmart



Hazleton Airport

Exit 145



6.00+/- Acres

Hazle Township Community Park

81



Valmont Industrial Park

83+/- Acres



STAPLES



City of Hazleton